

1972 LOUDOUN COUNTY ZONING ORDINANCE

ZONING ORDINANCE AMENDMENTS MARCH 1990 THROUGH NOVEMBER 1992

<u>ZOAM</u>	<u>DATE ADOPTED</u>
89-11	March 6, 1990
90-03	July 3, 1990
90-04	June 19, 1990
90-05	July 9, 1990
90-07	August 6, 1991
90-08	November 27, 1990
90-09	February 5, 1991
90-10	January 15, 1991
90-11	April 16, 1991
91-01	February 19, 1991
91-03	August 6, 1991
92-06	November 18, 1992

ZONING ORDINANCE AMENDMENT 89-11

Board of Supervisors approved March 6, 1990

ATTACHMENT 1

ZONING ORDINANCE AMENDMENTS FOR PRIVATE ACCESS EASEMENT AND PRIVATE DRIVEWAY CROSSINGS OF THE 100 YEAR FLOODPLAIN

Amend Section 740, Floodplain Ordinance, to provide for administrative review of floodplain crossings by private access easements serving large lot low density development or by private driveways serving one lot.

740.3 Definitions

8. Private Access Easement - A private access easement serving 25 acre and 50 acre low density residential development as provided for in Sections 601.9.1. and 601.9.2. of the Loudoun County Zoning Ordinance and designed and constructed in accordance with the Facilities Standards Manual.

740.6 Permitted Use

- 740.6.1.E. Utility lines, public road crossings approved by the Virginia Department of Transportation, and private drives serving one lot, and private access easements serving low density development as defined in Section 740.3.8.

740.9 Alterations

- 740.9.1.A ~~An application for an alteration to the floodplain shall be submitted concurrently with the first submission for subdivision or site plan approval.~~ A Type I floodplain alteration application shall be submitted concurrently with preliminary/record plat subdivision applications or subdivision waiver applications. A Type II floodplain alteration application shall be submitted after preliminary plan of subdivision or preliminary site plan approval. Approval of a floodplain alteration application will be required prior to approval of construction plans and profiles, record plat, or final site plan, whichever comes first.

ZOAM 90-03

Approved July 3, 1990

Zoning Ordinance Amendment
to Allow Carry-Out and Sit-Down Restaurants
and Other Services as Auxiliary Uses in PD-OP, PD-IP, and PD-GI Districts

Article 7, Sections 711.3.1, 722.3.2, and 723.3.2
Article 10, Definition of Auxiliary Use

I ARTICLE 10: DEFINITIONS

Auxiliary Use - A principal use of a building or lot within a district which is customarily incidental and subordinate to the principal uses of the district.

II ARTICLE 7: SPECIAL DISTRICTS

PD-OP:

711.3.1 Permissible Principal Uses and Structures

In addition to the permitted principal uses indicated above, the following uses may be permitted by the Board of Supervisors by Special Exception procedures, upon recommendation of the Planning Commission:

Recreational Vehicle Parks

Uses auxiliary to permitted and principal uses, such as, but not limited to, Restaurants (including carry-out, but excluding drive-in eating establishments), Personal Services, Banks and Financial Institutions and Automobile Service Stations.

ZOAM 90-03

Approved July 3, 1990

PD-IP:

722.3.2 Permissible Principal Uses and Structures

In addition to the permitted principal uses and structures indicated above the following uses may be permitted by the Board of Supervisors: (a) as part of a PD-IP amendment, or (b) by special exception procedures at any time after PD-IP amendment, provided that such uses clearly demonstrate similarity to characteristics of permitted principal uses and comply with requirements of determinations concerning unspecified uses, Section 501.1:

- Private or commercial airport, heliport
- Warehousing
- Commercial office buildings
- Sewage disposal, water treatment plants
- Temporary construction headquarters, temporary equipment and materials storage
- Public utility, communications and transmission
- Recreational facilities (1/18/77)
- Churches: subject to the following performance standards:
 1. Parking standards shall include 1 parking space for every 4 seats in the main auditorium
 2. Church uses must comply with all other performance standards for the PD-IP and PD-GI districts, i.e. access, landscaping, buffering, signs, etc.
 3. All church uses must comply with BOCA and Virginia Uniform Building Code requirements for construction. (approved 12/19/89)

Uses auxiliary to permitted ~~and~~ principal uses, such as, but not limited to, Restaurants (including carry-out, but excluding drive-in eating establishments), Personal Services, Banks and Financial Institutions and Automobile Service Stations. (as amended in June, 1977)

ZOAM 90-03

Approved July 3, 1990

PD-GI:

723.3.2 Permissible Principal Uses and Structures

In addition to the permitted principal uses and structures indicated above, the following uses may be permitted by the Board of Supervisors: (a) as part of a PD-GI amendment, or (b) by special exception procedures at any time after PD-GI amendment, provided that such uses clearly demonstrate similarity to characteristics of permitted principal uses and comply with requirements of determinations concerning unspecified uses, Section 501.1:

- Private or commercial airport, heliport
- Automobile graveyard, junk yard
- Borrow pit for road construction
- Yard for storage of coal, lumber, building materials, contractors' equipment
- Bulk storage of gasoline, petroleum products, natural gas
- Livestock sales and auctions
- Sewage disposal, water treatment plants
- Public utility communications and transmission facilities
- Asphalt Mixing Plant - July 19, 1982
- Concrete Mixing Plant (Approved by BOS 4/16/84)
- Churches: subject to the following performance standards:
 1. Parking standards shall include 1 parking space for every 4 seats in the main auditorium
 2. Church uses must comply with all other performance standards for the PD-IP and PD-GI districts, i.e. access, landscaping, buffering, signs, etc.
 3. All church uses must comply with BOCA and Virginia Uniform Building Code requirements for construction. (approved 12/19/89)

Uses auxiliary to permitted and principal uses, such as, but not limited to, Restaurants (including carry-out, but excluding drive-in eating establishments), Personal Services, Banks and Financial Institutions and Automobile Service Stations.

ZOAM 90-04

Section 555 Tree Planting and Replacement

555.01 **Purpose.** The purpose and intent of this Section is to promulgate regulations for the planting and replacement of trees destroyed or damaged during the development or redevelopment process, pursuant to Section 15.1 - 14.2 of the Code of Virginia.

555.02 **Definitions.**

Tree Canopy or Tree Cover shall include all areas of coverage by plant material exceeding five feet in height.

Trees shall be defined as a single perennial woody stem attaining a height of 15 feet or more at maturity. The term tree as used does not include industry trees or bushes.

555.03 **General Standards.**

- A. All trees to be planted shall meet the specifications of the American Association of Nurserymen.
- B. The Planting of trees shall be done in accordance with either the standardized landscape specifications jointly adopted by the Virginia Nurserymen's Association, the Virginia Society of Landscape Designers and the Virginia Chapter of the American Society of Landscape Architects, or the road and bridge specifications of the Virginia Department of Transportation.
- C. The minimum caliper of all deciduous trees planted shall be 1", and the minimum height of all evergreen trees shall be 6 feet.

555.04 **Canopy Requirements.**

- A. **Site Planning:** A Site Plan required under Section 550 shall include the planting a replacement of trees on site to the extent that, at maturity of ten years, minimum tree canopy shall be provided as follows:
 - 1. Ten (10) percent tree canopy for sites zoned business, commercial, or industrial in the C-1, LI, I-1, PD-IP, PD-OP, PD-GI, PD-CH, PD-SC, PD-RDP, and PD-H Districts.
 - 2. Ten (10) percent tree canopy for a residential site zoned PDH with densities of twenty (20) or more units per acre.

3. Fifteen (15) percent tree canopy for a residential site zoned PDH for multi-family and single family attached units with densities of eleven (11) to nineteen (19) units per acre;
 4. Twenty (20) percent tree canopy for residential sites zoned PD-H for multi-family and single family attached units with densities of three (3) to ten (10) units per acre.
- B. For Development Requiring a Plan of Subdivision, but not a Site Plan, i.e. single family and duplex dwellings: When a Plan of Subdivision is required under the Land Subdivision and Development Ordinance, a landscape plan shall be included that provides for the planting or replacement of trees on the site to the extent that, at maturity, of 10 years, minimum tree canopies will be provided as follows:
1. If the site has a tree canopy coverage of 20% or more, the plan shall provide for the preservation, or planting and replacement of trees on site so as to result in a tree canopy of at least 20%, calculated at 10 years maturity.
 2. If the site has a tree canopy coverage of less than twenty (20%), the plan shall provide for the preservation or planting or replacement of an equivalent percentage tree canopy coverage as existed prior to development, calculated at 10 year maturity.
 3. In addition to the standards in (1) or (2) above, every platted lot shall have a minimum tree canopy coverage of 2.5%, or 3,000 square feet, whichever is less, calculated at 10 years maturity, excepting from lots for which no permits for new structures will be sought.
 4. In addition to the standards in (1), (2), and (3) above, trees shall be planted at a density of one tree per 50 linear feet along all areas dedicated for use for public access. Such trees shall have a minimum caliper of 1" and a height at maturity of 15 feet or more.
- C. **Exclusions:** For the purpose of calculating the area of a site, to determine tree canopy coverage requirements, the following areas shall be excluded:
1. Properties reserved or dedicated for future street construction or other public improvements,

2. Ponds, and unwooded wetlands,
3. Properties reserved or dedicated for school sites, playing fields and other non-wooded recreation areas, and other facilities and areas of a similar nature.

D. **Existing Conditions.** Existing trees which are to be preserved may be included to meet all or part of the canopy requirements, and may include wooded preserves, if the site plan identifies such trees and the trees meet standards of desirability and life-year expectancy established by the Zoning Administrator.

555.05 **Variations.** Reasonable exceptions to or deviations from the requirements in this Section to allow for the reasonable development of farmland or other areas devoid of woody materials, including the preservation of wetlands, or when the strict application of the requirements would result in unnecessary or otherwise unreasonable hardship to the developer, shall be considered by the Board of Zoning Appeals upon application by the owner.

555.06 **Exemptions:** Dedicated school sites, playing fields and other non-wooded recreation areas, and other facilities and uses of a similar nature shall be excluded from the provisions of these regulations.

555.07 **Enforcement.** Penalties for violations of the requirements of this Section shall be the same as those applicable to violations of other provisions of this Ordinance.

ZOAM 90-05

Adopted July 9, 1990

Zoning Ordinance Amendment
to Allow Public Road Crossings to Increase Off-Site
Water Surface Elevations (Sec. 740.6)

- L. Public road crossings approved by the Virginia Department of Transportation, subject to the procedures and standards in § 740.9. If such a development action results in an offsite increase in the water surface elevation of the base flood as shown on the Floodplain Map of Loudoun County, it is subject to the following criteria and provisions:
- a. The procedures and standards for alterations in § 740.9 shall apply; provided, however, the proposed crossing may result in a rise in the water surface elevation of the base flood of no more than one foot.
 - b. The proposed crossing must be a feature shown on the Comprehensive Plan.
 - c. A floodplain alteration in accordance with the Facilities Standards Manual shall be submitted delineating all increases in the base flood, and the new floodplain limits shall be approved by FEMA.
 - d. The road crossing shall be designed and constructed in accordance with the standards and regulations of the Virginia Department of Transportation.
 - e. An instrument describing the increase in the floodplain limits, and executed by each affected property owner, shall be recorded upon approval of the alteration for the public road crossing.
 - f. The proposed crossing shall not result in an increase in the water surface elevation of the base flood affecting existing buildings and structures.
 - g. Affected offsite property owners may at any time mitigate impacts on their land as a result of an increase in the water surface elevation of the base flood by:
 1. Including all or a portion of the land subject to the increase in the base flood elevation for purposes of calculating the permitted density or intensity of use on the lot subject to such increase; and/or
 2. Alterations in accordance with § 5.440B of the Facilities Standards Manual to reclaim that portion of their land subject to the increase in water surface elevation of the base flood as a result of the road crossing, provided there is no additional offsite rise in the 100-year water surface elevation; or

3. An affected landowner may request the following modifications by special exception granted by the Board of Supervisors in accordance with § 740.7 of the Zoning Ordinance in conjunction with subsection (g)(1):
 - (a) Modification of the building setback or parking setback requirements on specific lots or parcels of land affected by the increase in the elevation of the base flood; and/or
 - (b) Allocation of the density provided for in subsection (g)(1) to other lots within the proposed development not directly subject to the increase in the base flood elevation. This provision is in addition to other density transfer provisions established by the Loudoun County Zoning Ordinance.

[DELETE "public road crossing approved by the Virginia Department of Transportation" from § 740.6(E)]

ZOAM 90-07

Amendment to Allow for Development of Hospitals in PD-OP, PD-IP, and PD-RDP Districts

Adopted August 6, 1991

PD-OP

711.3.1

Permissible Principal Uses and Structures

In addition to the permitted principal uses indicated above, the following uses may be permitted by the Board of Supervisors by Special Exception procedures, upon recommendation of the Planning Commission:

Recreational Vehicle Parks

Hotels and Motels with location and site development criteria listed in Section 607.2.4 (appr. 2/5/91)

Educational Institution (appr. 2/19/91)

Hospitals (see Section 607.2.6)

PD-IP

722.3.2.1

Permissible Principal Uses and Structures

In addition to the permitted principal uses indicated above, the following uses may be permitted by the Board of Supervisors by Special Exception procedures, upon recommendation of the Planning Commission:

Recreational Vehicle Parks

Motels, hotels with location and site development criteria listed in Section 607.2.4 (appr. 8/23/82)

Hospitals (see Section 607.2.6)

PD-RDP

725.3

Special Exception Uses and Structures

The following uses and structures may be permitted by the Board of Supervisors as part of approved plans for any PD-RDP amendment or by special exception at any time after an amendment:

- a. Automobile service station.
- b. Heliport.
- c. Public utilities.
- d. Increases in Maximum Building Height Regulations (reference Section 725.5.d)
- e. Floor Area Ratio (FAR) increases (reference Section 725.5.e)
- f. Hospitals (see Section 607.2.6)

reference added 3/29/91
amended by BOS 7/16/91

ZOAM 90-08

DRAFT ZONING ORDINANCE AMENDMENT:

Proposed Amendment to Allow for a Reduction
in Required Lot Size for Parcels Zoned R-2 Served by Public Sewer

Article 4, Minimum Lot Requirements: Area, Width, Length/Width Ratio

For Lots Served By Public Sewer

Minimum Lot Area: 16,000 sq. ft..

Minimum Lot Width: 80 ft..

Length Width Ratio: Length not to exceed 2.5 times the width.

Approved November 27, 1990

ZOAM 90-09

Amendment to Allow Hotels and Motels in PD-OP Districts
by Special Exception

Section 711.3.1

Adopted February 5, 1991

Article 7, Section 711.3.1 Permissible Principal Uses and Structures

In addition to the permitted principal uses indicated above, the following uses may be permitted by the Board of Supervisors by Special Exception procedures, upon recommendation of the Planning Commission:

Recreational Vehicle Parks

Hotels and Motels with location and site development criteria listed in Section 607.2.4.

ZOAM 90-10

Amendment of the Definition of Commercial Recreation Area to Include
Golf Driving Range

Article 10

Adopted January 15, 1991

GOLF DRIVING RANGES: A limited area on which golf players do not walk, but onto which they drive golf balls from a central driving tee. A golf driving range may contain outdoor lighting. A golf driving range may have as an accessory use a miniature golf course, baseball batting cages, a refreshment stand, and/or equipment rental of items pertaining to golf and baseball.

RECREATION AREA, COMMERCIAL: Any establishment operated as a commercial enterprise in which seasonal facilities directly related to outdoor recreation are provided for all or any of the following: camping, lodging, picnicking, boating, fishing, swimming, golf driving ranges (as defined herein), outdoor games and sports, and activities incidental and related to the foregoing. A commercial recreation area does not include miniature golf grounds, ~~golf driving ranges~~, mechanical amusement devices, or accessory uses such as refreshment stands, equipment sales or rentals.

Amendment to Add Section 560 to the Loudoun County Zoning Ordinance
Adopted April 16, 1991

Section 560 Buffering and Screening

560.01 **Purpose.** The purpose and intent of this Section is to facilitate the creation of a convenient, attractive and harmonious county; to conserve natural resources including adequate air and water; to preserve the character of an area by preventing or mitigating the harmful effects of one use on another use; and to preserve and promote the health, safety and general welfare of the public. More specifically, this Section is intended to make potentially incompatible uses compatible by requiring a screen or buffer between the uses in order to minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare or other artificial light intrusion, and other objectionable activities or impacts conducted on or created by an adjoining or nearby use. Also, this Section is intended to require the landscaping of parking lots in order to reduce the harmful effects of heat and noise and the glare of motor vehicle lights; to preserve underground water reservoirs and to permit the return of precipitation to the ground water strata; to enhance the natural drainage system and ameliorate storm water drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; and to provide shade.

560.02 **Applicability.**

- (A) The provisions of this Section shall apply to all development where site plans are filed in accordance with the provisions of Section 550, except the following Final Site Plans filed pursuant to a Preliminary Site Plan approval prior to the effective date of this Ordinance.
- (B) The provisions of this Section are intended to complement the regulations of Section 555 of this Ordinance. Trees planted to fulfill the Canopy requirements of Section 555 may also fulfill the Buffering and Screening requirements of this Section. It is specifically provided, however, where any provision of this Section imposes restrictions or standards different from those by Section 555 or any other county ordinance or regulation or other provisions of law, whichever provisions are more restrictive or impose higher standards shall control, unless the intent is clearly otherwise.

560.03 **Standards.** The following standards shall apply to the installation and maintenance of all landscaping and screening required by the provisions of this Section.

- (A) The planting and maintenance of all trees and shrubs shall be in accordance with the provisions of the Facilities Standards Manual, and the following requirements:

- (1) The installation of all landscaping shall be done following the procedures established by the American Association of Nurserymen.
- (B) At the time of planting, all canopy trees shall have a minimum caliper of one (1) inch, and all understory trees shall have a minimum height of six (6) feet. Evergreen trees shall be a minimum of six (6) feet in height. Evergreen shrubs shall have a minimum height of thirty (30) inches. Dwarf deciduous shrubs shall have a minimum height of eighteen (18) inches.
- (C) Existing vegetation which is suitable for use in compliance with the requirements of this article, when supplemented by new vegetation so as to provide planting and screening in accordance with the purpose and intent of this Section, may and should be used as required planting.
- (D) In addition to the standards set forth in this Section, the Board of Supervisors or the Board of Zoning Appeals may require more stringent requirements as part of an approval action of a special exception, variation, or as part of proffered conditions.
- (E) All landscaping shall permit site distances consistent with all current code requirements of Loudoun County.
- (F) Excellence in landscape design and materials is encouraged.

560.04

Landscaping Plan.

- (A) Except as permitted by the provisions of Section 560.05 below, a landscaping plan, including a parking lot landscape and screening plan, shall be submitted as part of every site plan required by the provisions of Section 550.
- (B) Such landscaping plans shall be drawn to scale, including dimensions and distances, and clearly delineate all existing and proposed buildings, parking spaces or other vehicle areas, access aisles, driveways, and the location, size, and description of all landscaping materials and the installation schedule if materials are to be installed in phases extending beyond 90 days from the date of occupancy of the building or structure to which they are appurtenant.
- (C) The landscaping measures, as required by this Section shall be shown on such plan and shall be completed or bonded in accordance with

current County policy according to specifications prior to approval of any Certificate of Occupancy.

560.05

Buffer Yards and Screening, General Provisions.

- (A) Buffer yards and screening shall be provided in accordance with the Buffer Yard and Screening Matrix (Attachment A) presented at the end of this Section and in accordance with the provisions of this Section and Section 560.07 and 560.08 below.
- (B) Buffer yards and screening shall be provided within the zoning district and on the lot of the use indicated in the left column of the matrix where it is contiguous or across the street from land used or zoned for uses indicated across the top of the matrix.
- (C) Where the structure is to contain more than one use or category of uses as presented in the matrix, the more stringent requirements of the matrix shall apply; provided, however, that the Zoning Administrator may allow the less requirements of the matrix upon a finding that the need for the more stringent requirements has been eliminated by the arrangement of uses.
- (D) The uses in the matrix are listed in abbreviated form. Other similar uses, as may be included in a listing presented in the district regulations, shall be subject to the same regulations as are presented for a use listed on the matrix.
- (E) In those instances where a proposed use and/or an existing use on the abutting property is not listed in the matrix, the Zoning Administrator, using the matrix as a guide, shall determine whether or not and to what extent buffering and screening shall be provided.
- (F) In addition to the standards set forth in Sections 560.07 and 560.08 for a particular use, all uses allowed by special exception, or variance in a given district, shall be required to provide buffer yards as determined by the BZA or Board of Supervisors, as the case may be, using the matrix as a guide.

560.06

Determination of Buffer Yard Requirements. To determine the type of buffer yard required between two adjacent parcels or between a parcel and a use across the street, refer to the buffer yard and screening matrix, and identify the buffer yard required pursuant to one of the following procedures:

- (A) Proposed Development Adjacent to an improved property that is a pre-existing use: If the adjoining property is a pre-existing use which existed prior to the effective date of this Ordinance, it shall be determined as follows:
- (1) If the proposed use is more intensive than the pre-existing use, the proposed use must provide the buffer yard type as required by the Buffer Yard and Screening Matrix.
 - (2) If the proposed use is less intensive than the pre-existing use, the proposed use must provide the buffer yard type that would have been provided by the existing more intensive use if it were subject to the requirements herein.
 - (3) The Zoning Administrator may waive or reduce the requirement if it presents a substantial hardship or is considered unnecessary as identified in Section 560.09.
- (B) Proposed Development Adjacent to a Use Developed Subsequent to Passage of these Landscape Regulations: The buffer yard required between a proposed use and a use that was developed subsequent to the effective date of this Ordinance shall be determined as follows:
- (1) The proposed use must install plant units in order to bring the total buffer yard required between the two uses into conformance with the Buffer Yard and Screening Matrix.
 - (2) If a structure is required, it shall be installed by the more intensive use.
- (C) Proposed Development Adjacent to a Vacant Property: To determine the buffer yard type for a proposed development which will be constructed adjacent to vacant land, the Zoning Administrator must first make a determination on the probable future use of the adjacent vacant land, using the Comprehensive Plan and Zoning Ordinance Map.
- (1) If the proposed use is more intensive than the probable future use of adjacent vacant land, as determined by the Zoning Administrator, then the proposed use must provide a buffer as required by the Buffer Yard and Screening Matrix.
 - (2) If the subsequent use of the adjacent vacant land is more intensive than the probable use determined by the Zoning Administrator, and the subsequent use is required to provide a buffer prescribed in the Buffer Yard and Screening Matrix, the

buffer yard installed by the first use may be reduced or eliminated.

- (3) If the subsequent use of the adjacent vacant land is less intensive than the probable use determined by the Zoning Administrator, the subsequent use must install the difference between the plant units installed by the pre-existing adjacent use and the number of plant units required by the Buffer Yard and Screening Matrix.
 - (4) If the proposed use is less intensive than the probable future use of the vacant land, as determined by the Zoning Administrator, no buffer yard shall be required of the proposed use.
- (D) Contractual Reduction of Buffer Yard Abutting Vacant Land:
When a land use is proposed adjacent to vacant land, the owners of both parcels may enter into a contractual relationship to provide for a buffer yard equivalent to the buffer yard which shall ultimately be required. Such a contract shall include:
- (1) A statement by the owner of the vacant land of an intent to develop at no greater than a specified land use category which the reduced buffer yards would reflect.
 - (2) An agreement that the owner of the vacant land assumes all responsibility for additional buffer yards required by the development of his parcel with a more intense use than had been agreed upon.
 - (3) The contract shall be in the form of a covenant or deed restriction, recorded with the Recorder of Deeds, which shall run with the land.
- (E) Special Situations:
- (1) When the adjoining land is used for a wayside stand or other temporary use, the buffer yard type shall be determined as if the property were vacant as provided in Section 560.06 (C) (2).
 - (2) If any property adjoins arterial road planned and/or designed to carry high speed regional traffic, at least four lanes in width, and planned for restricted or controlled access, the required buffer yard shall be in accordance with Buffer Yard Type 3, however, such buffer yard landscaping shall be supplemented by a landscaped earthen berm at least 4 feet in height and not to

exceed a slope of 3:1.

- (3) If any adjoining property is located within a zoned municipality, the Zoning Administrator shall investigate the applicable municipal zoning district regulations and shall determine which district established by this Ordinance is most equivalent. Requirements for buffer yards shall then be the same as if the adjoining property were zoned in the equivalent county zoning district.
- (4) Knowing buffer yard type, refer to Section 560.07, "Buffer Yard and Screening Requirements".

560.07 Buffer Yard and Screening Requirements.

- (A) **Location.** Buffer yards shall be located along the perimeter of a lot or parcel. Where a parcel extends into the center line of an existing road, the buffer yard shall be located along the ultimate right-of-way line of said road. Buffer yards shall extend to the lot line, parcel boundary of rights-of-way line, except where easements, covenants or natural features may require the buffer yard to be set back from the property line. Buffer yards shall be provided within the required minimum yard setback areas. If the minimum buffer width is larger than the yard setback, the minimum buffer width must be provided.
 - (1) In the case of driveways, parking areas, and accessory structures permitted within required yard setbacks, at least fifty (50) percent of the area of the required minimum yard setback area shall consist of permeable materials.
 - (2) If parking and/or loading is permitted within the required minimum yard setback area, then Section 560.13 "Parking Lot Landscaping and Screening Requirements" shall prevail.
- (B) **Screening Requirements in Buffer Yards.**
 - (1) Buffer yard requirements are stated in Attachment B. Buffer yard requirements are stated in terms of the number of plant units, fence, and/or berms required per one hundred (100) linear feet of buffer yard.
 - (2) Only those plant materials identified in Attachment C, or their equivalents as determined by the Zoning Administrator, shall satisfy the requirements of this Section.

- (3) Whenever a wall, fence, and/or berm is required within a buffer yard, these shall be provided in addition to the required number of plant units required by the Buffer Yard and Screening Matrix, and as shown in Attachment B, wherein the buffer yard specifications are provided.

560.08 Use of Buffer Yards. A buffer yard may be used for passive recreation and it may contain pedestrian, bicycle or equestrian trails, provided that: a) no plant materials is eliminated, b) the total width of the buffer is maintained, and c) all other regulations of this Ordinance are met. Utility easements may be included within buffer yards provided that the utility requirements and buffer yard requirements are compatible and canopy trees are not planted within said easement. Required vehicular entrances may cross a buffer yard.

560.09 Buffer Yard Waivers and Modifications. Buffer yard requirements may be waived or modified by the Zoning Administrator in any of the following circumstances. The Zoning Administrator may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Section.

- (A) Where the strict provisions of this Section would reduce the usable area of a lot configuration or size to a point which would preclude a reasonable use of the lot, buffer yards may be waived or modified by the Zoning Administrator where the side of a building and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscape techniques.
- (B) The Zoning Administrator may waive or modify buffer yard requirements where the topography of the lot providing the buffer yard and the lot being protected is such that a buffer yard would not be effective.
- (C) The Zoning Administrator may waive or modify buffer yard requirements for single family attached dwelling units where a six (6) foot fence has been provided to enclose a privacy yard on all sides, and such fence is architecturally designed and coordinated with landscape techniques to minimize adverse impact to adjacent properties.
- (D) Buffer yards may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.

- (E) Buffer yard Exceptions. When a land use is proposed adjacent to a lake, wetland, or other natural area, which is to remain undeveloped, and which is at least three hundred (300) feet in width, the Zoning Administrator may waive the buffer requirements provided the intent of these regulations is preserved.

560.10 Maintenance.

- (A) The owner, or his agent, shall be responsible for the maintenance, repair and replacement of all landscape materials and screening as may be required by the provisions of this Section.
- (B) All plant material shall be tended and maintained in a healthy growing condition, replaced when necessary and kept free of refuse and debris.
- (C) Fences and walls shall be maintained in good repair. Openings within the barriers may be required by the Zoning Administrator for accessibility to an area for necessary maintenance.

560.11 Bond/Cash Deposit Requirements. In lieu of installation of the landscape materials prior to occupancy, the applicant may post a bond acceptable to the County, conditioned upon satisfactory installation of the landscaping proposed in the landscape plan.

560.12 Appeals. Any person aggrieved by a decision of the Zoning Administrator may appeal such decision in accordance with the provisions of Section 1102.1.1.

560.13 Parking Lot Landscaping and Screening Requirements.

- (A) **General:** Parking lot landscape and screening plan shall comply with the general standards in Section 560.03 and 560.04.
 - (1) Existing vegetation which is suitable for use in compliance with the requirements of this Section, when supplemented so as to provide planting and screening in accordance with the purpose and intent of this Section, may and should be used as required planting.

Additionally, vegetation which fulfills the requirements set forth herein for parking lot screening may also be counted toward fulfilling the requirements for buffer yards set forth in other

sections of these regulations.

- (2) When non-residential parking lots adjoin land zoned for residential use, there shall be an opaque barrier constructed to provide a separation between the two uses. This can be achieved by a solid type fence no less than four (4) feet in height, or with densely planted shrubs and berms to provide a visual barrier. Berms shall not exceed a slope of 3:1.

(B) Interior Parking Lot Landscaping.

- (1) Any parking lot, excepting single bay parking lots of twenty (20) spaces or less, shall be provided with landscaped open space within the perimeter of the parking area or areas, in the minimum rate of one canopy tree per ten (10) spaces which shall be so located that no parking space edge is more than eighty (80) feet from a portion of the landscaped open space or parking island nor eighty (80) feet from a canopy tree required by this Section 560.13(C) below, and transitional screening as may be required by Section 560.06 and 560.07. Landscaped areas between parking areas and buildings shall not be considered as interior landscaping. Notwithstanding the foregoing, any parking lot with a width of 120 feet or less and a length of 135 feet or less shall not be required to provide landscape open space within the perimeter of the parking areas.
- (2) The primary landscaping materials used in parking lots shall be large canopy trees which provide shade or are capable of providing shade at maturity. Where possible, grouping of such trees is encouraged. Shrubs and other live planting materials may be used to complement the tree landscaping.
- (3) The landscaping areas shall be reasonably dispersed throughout the parking lot, and shall have a minimum width of six (6) feet measured from back of curb. There shall be a minimum six (6) foot wide curbed landscape island at the end of every row of parking - equal in length to the adjoining parking space.
- (4) There shall be a minimum of one (1) canopy tree per required landscape island. Two canopy trees per landscape island are required where opposite bays align. (see Figure L in Attachment D).
- (5) The interior dimensions of any planting area shall be sufficient to protect all landscaping materials planted therein; in any case a landscaped island shall be protected with a six (6) inch

minimum curb.

- (6) Areas used principally for storage of vehicles do not require interior islands if such areas are screened from adjacent properties and public streets in accordance with Section 560.06 and 560.07.

- (C) **Peripheral Parking Lot Landscaping.** If any parking lot contains ten (10) or more spaces and is within the required minimum yard setback area, peripheral parking lot landscaping shall be required as follows:

- (1) When the property line abuts land not in the right-of-way of a street:

- (a) Except where otherwise stated in this Ordinance, a landscaping strip ten (10) feet in width measured from the edge of pavement, shall be located between the parking lot and the abutting property lines, except where driveways or other openings may necessitate other treatment.

- (b) Parking and circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of thirty (30) inches. Berming height of thirty inches shall not exceed a minimum slope of 3:1.

- (c) All service areas shall be screened from view through the use of evergreen plant materials and masonry screen walls compatible with the building design. Service area screen walls shall be softened with climbing vines, shrubs, or other plant materials, which provide color and texture. Plantings shall reach a minimum mature height of four (4) feet and totally screen at least 75% of any one wall surface (exclusive of gates). (see Figure P in Attachment D).

- (d) All utility equipment (i.e. meters, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided.

- (e) Peripheral plantings shall include six (6) shrubs per forty (40) feet, one of, or a combination of the following:

- (1) One understory tree per fifteen (15) linear feet;

- (2) One canopy tree per thirty-five (35) linear feet.

The above requirements shall not be construed as requiring the planting of trees on 15 or 35 foot centers.

- (2) Where the property line abuts the right-of-way of a street:

- (a) Except where otherwise stated in this Ordinance, a landscaping strip ten (10) feet in width, exclusive of a required sidewalk or trail, shall be located between the parking lot and the property line.
- (b) Parking and circulation lanes shall be screened with either berming, landscaping, or a combination of both to a minimum height of thirty (30) inches. Berming height of thirty inches shall not exceed a minimum slope of 3:1.
- (c) All service areas shall be screened from view through the use of evergreen plant materials or masonry screen walls compatible with the building design. Service area screen walls may be softened with climbing vines, shrubs, or other plant materials which provide color and texture. Plantings shall reach a minimum mature height of four (4) feet and totally screen at least 75% of any one wall surface (exclusive of gates). (see Figure P in Attachment D).
- (d) All utility equipment (i.e. meters, transformers, etc.) not within the screened service area shall have a natural evergreen planting screen provided.
- (e) At least one (1) tree for each twenty-five (25) feet shall be planted in the landscaping strip; however, this shall not be construed as requiring the planting of trees on twenty-five foot centers.
- (f) Where peripheral landscaping required by this Section conflicts with street planting regulations of the Virginia Department of Highways and Transportation, the more restrictive standards shall apply.

- (D) **Requirements for Parking Lots in Residential Districts.** Where parking lots for more than ten (10) cars are permitted or required in residential districts, the following provisions shall be complied with:

- (1) The lot may be used only for parking and not for any type of commercial loading, sales, dead storage, repair work, dismantling or servicing.
- (2) A strip of land ten (10) feet wide adjoining any street line or any lot zoned for residential uses shall be reserved as landscaped open space, guarded with wheel bumpers or curb and gutter and planted in grass and/or shrubs.

BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A
 April 9, 1990

		ADJACENT LAND USE CATEGORIES											
PROPOSED LAND USE CATEGORIES		1	2	3	4	5	6	7	8	9	10	11	12 13
Group 1	N/A												
Single Family Dwelling Detached													
Group 2													
Single Family Dwelling Attached													
Two Family Dwelling		1	1	1	2	2	2	3	3	4	4	4	2
Group 3													
Multiple Family Dwellings													
Congregate Housing Facility for the Elderly		1	1	1	2	2	2	3	3	4	4	4	2
Nursing Home													
Orphanages and other similar charitable institutions													
Group 4													
Day Care Centers													
Churches, Chapels		2	2	2	2	2	2	3	3	4	4	4	2
Nursery Schools													
Elementary Schools													

ATTACHMENT A (1)

BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A
 April 9, 1990

ADJACENT LAND USE CATEGORIES

PROPOSED LAND USE CATEGORIES	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 5 Middle and High Schools College or University Institutions for Special Education Community & Recreation Centers, and Libraries Auditoriums, Performing Arts Centers and Assembly Halls, and Theaters (Indoor) Municipal and Governmental Buildings and Structures Paramedic and Ambulance Stations, free standing Medical Care Facilities Hospitals	2	2	2	2	2	2	3	3	4	4	4	4	N/A
Group 6 Financial Institutions Offices General Business Services Retail Sales, Inside display only Health & Fitness Centers Funeral Homes and Crematoria	2	2	2	2	2	N/A	N/A	N/A	N/A	3	4	4	4N/A
Group 7 Feature Restaurant Family Restaurant Hotels and Motels	3	3	3	3	3	N/A	N/A	N/A	N/A	3	4	4	4N/A

BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A
 April 9, 1990

ADJACENT LAND USE CATEGORIES

PROPOSED LAND USE CATEGORIES	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 8 Drive-In Banks Fast Food Establishments Drive Through Restaurant Gasoline Service Stations Car Wash Retail Sales, with outside display Mobile Home Sales and Service Automobile Sales and Service	3	3	3	3	3	2	N/A	N/A	N/A	N/A	4	4	4N/A
Group 9 Utility Transmission Facilities Public Utility Service and Storage Yards Telecommunication Facilities Radio & Television Broadcasting Stations, including Recording Studios Municipal or Governmental Storage Yards & Related Facilities Water Treatment and Distribution facilities Kennels, outdoors	4	4	4	4	4	4	4	N/A	N/A	4	4	4	4N/A

Attachment A (3)

BUFFER YARD LAND SCREENING MATRIX - ATTACHMENT A
 April 9, 1990

ADJACENT LAND USE CATEGORIES

PROPOSED LAND USE CATEGORIES	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 10 Bus, Rail, and Truck Terminals Long Term Vehicle Storage General Warehouses & Storage Facilities Newspaper Offices and Distribution Services Mini-Warehouses Lumber & Building Material Yard and Storage Facilities Wholesale Trade Offices and Storage Facilities Heavy Equipment Sale, Rental, and Service Sand, Gravel, Coal & Earth Sales and Storage Facilities Boat Sales, Storage and Service Recycling Center	4	4	4	4	4	4	4	4	4	4	4	4	4
Group 11 Wholesale Printing Laundry, Cleaning, and Dyeing Plants Facilities for Manufacturing, Processing, Assembly, Packaging, Bottling, and Canning	4	4	4	4	4	4	4	4	4	4	4	4	4

BUFFER YARD AND SCREENING MATRIX - ATTACHMENT A
 April 9, 1990

ADJACENT LAND USE CATEGORIES

PROPOSED LAND USE CATEGORIES	1	2	3	4	5	6	7	8	9	10	11	12	13
Group 12 Asphalt, concrete or Redi Mix Plants General Construction Companies, including Hauling, Road Paving, Roofing, and Sewer Metal Fabrication Shops Metal Salvage and Open Storage Yards and Operations Slaughter Houses Outdoor Movie Theaters Planing or Saw Mills Forging Plants Rifle and Pistol Range, outdoor Sewerage Treatment Facilities Sanitary Landfills Rendering or Tanning Plants Petroleum or Chemical Refining or Production Ship Yards and Boat Manufacture Junk Yards Fuel Sales	4	4	4	4	4	4	4	4	4	4	4	4	4
Group 13 Farming, including livestock and horticultural activities Fur Bearing Animal Raising Stables and Equine Centers	2	2	2	2	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

**BUFFER YARD
TYPE 1**

FRONT YARD BUFFER WIDTH

10' Minimum

REQUIRED PLANT UNITS
PER 100 LINEAL FEET

2 Canopy Tree(s)
0 Understory Trees
0 Shrubs
0 Evergreen Trees

REAR YARD BUFFER WIDTH

10' Minimum

1 Canopy Tree(s)
4 Understory Trees
6 Shrubs
0 Evergreen Trees

SIDE YARD BUFFER WIDTH

5' minimum

0 Canopy Tree(s)
4 Understory Trees
6 Shrubs
0 Evergreen Trees

**BUFFER YARD
TYPE 2**

FRONT YARD BUFFER WIDTH

15' Minimum

REQUIRED PLANT UNITS
PER 100 LINEAL FEET

3 Canopy Tree(s)
2 Understory Trees
10 Shrubs
0 Evergreen Trees

REAR YARD BUFFER WIDTH

20' minimum

2 Canopy Tree(s)
6 Understory Trees
10 Shrubs (75% of which
must be evergreens)
0 Evergreen Trees

SIDE YARD BUFFER WIDTH

15' minimum

2 Canopy Tree(s)
3 Understory Trees
8 Shrubs (75% of which
must be evergreens)
0 Evergreen Trees

**BUFFER YARD
TYPE 3**

FRONT YARD BUFFER WIDTH

20' Minimum

REQUIRED PLANT UNITS
PER 100 LINEAL FEET

3 Canopy Tree(s)
3 Understory Trees
24 Shrubs
0 Evergreen Trees

REAR YARD BUFFER WIDTH

25' minimum

4 Canopy Tree(s)
7 Understory Trees
30 Shrubs (75% of which must be
evergreens)
0 Evergreen Trees

SIDE YARD BUFFER WIDTH

20' minimum

2 Canopy Tree(s)
5 Understory Trees
20 Shrubs
0 Evergreen Trees

STRUCTURE REQUIRED IN REAR
YARD

An eight foot high stockade
fence, providing a minimum
opacity of 95%, or a six foot high
masonry wall.

BERM REQUIRED ADJACENT TO
AN ARTERIAL ROAD

(SECTION 560.06 E2)

An earthen berm with a minimum
height of four feet with a slope not
to exceed 3:1 planted with turf or
ground cover material.

**BUFFER YARD
TYPE 4**

FRONT YARD BUFFER WIDTH

20' Minimum

REQUIRED PLANT UNITS
PER 100 LINEAL FEET

4 Canopy Tree(s)
3 Understory Trees
20 Shrubs
0 Evergreen Trees

REAR YARD BUFFER WIDTH

30' minimum

4 Canopy Tree(s)
7 Understory Trees
15 Shrubs
10 Evergreen Trees

SIDE YARD BUFFER WIDTH

20' minimum

2 Canopy Tree(s)
3 Understory Trees
25 Shrubs
6 Evergreen Trees

STRUCTURE REQUIRED IN REAR
AND SIDE YARD

A six foot high masonry wall
(poured concrete, cement block,
brick, etc.) providing a minimum
opacity of 95%, or a stockage
fence.

CANOPY TREE:

A deciduous tree, usually single trunked, with a definitely formed crown of foliage, which attains a mature height of at least 30 feet. Preferred species include, but are not limited to:

Common Name

American Sycamore
Crimson King Maple
English Oak
Ginkgo (Male)
Japanese Pagoda Tree
Japanese Zelkova
Littleleaf Linden
London Plane Tree
Norway Maple
Pin Oak
Red Oak
Red Maple
Silver Linden
Sugar Maple
Sweet Gum
Thornless Honey Locust
Willow Oak
Yellowwood

Botanical Name

Platanus occidentalis
Acer plantanoides Crimsom King
Quercus robur
Ginkgo bilboa
Sophora japonica
Zelkova serrata
Tilia cordata
Plantanus acerifolia
Acer platanoides
Quercus palustris
Quercus borealis
Acer rubrum
Tilia tomentosa
Acer saccharum
Liquidambar styraciflua
Gleditsia triacanthos inermis
Quercus phellos
Cladrastis lutea

EVERGREEN TREES:

A non-deciduous tree used for the purposes of screening, weather barrier, or accent planting. Preferred species include, but are not limited to:

Common Name

Botanical Name

American Holly

Ilex opaca

Austrian Pine

Pinus nigra

Dark American Arborvitae

Thuja occidentalis nigra

Eastern Red Cedar

Juniperus virginiana

Norway Spruce

Picea abies

White Pine

Pinus strobus

UNDERSTORY TREE:

A deciduous or evergreen tree which attains a mature height of no greater than 30 feet. Understory trees often times prefer shade and grow naturally under a canopy of larger trees. Preferred species include, but are not limited to:

Common Name

Botanical Name

American Plum	Prunus americana
Amur Maple	Acer griseum
Bradford Pear	Pyrus calleryana bradford
Dogwood	Cornus florida
Downy Serviceberry	Amelanchier arborea
Flowering Cherry	Prunus (various species)
Flowering Crabapple	Malus (various species)
Golden Raintree	Koelreuteria
Golden Chain	Laburnum Vossi
Japonica Regent	Sophora japonica regent
Purple Leaf Plum	Prunus cerasifera bliricana
Red Bud	Cercus canadensis
Shadblow	Amelanchier canadensis
Washington Hawthorne	Crataegus plaenopyrum

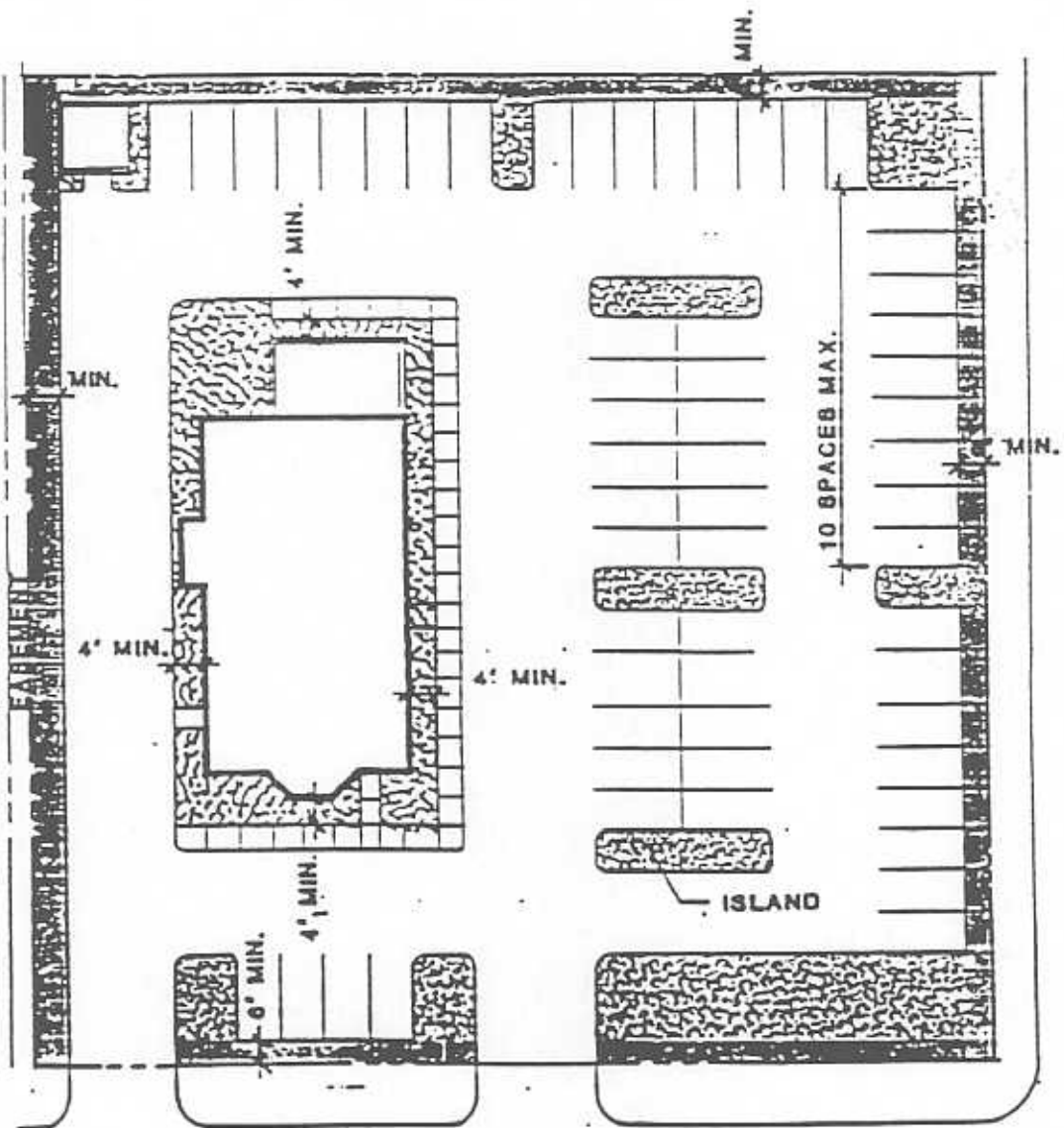
SHRUB:

An evergreen multi-trunked woody plant that usually attains a mature height of no greater than 10 feet. Preferred species include, but are not limited to:

<u>Common Name</u>	<u>Botanical Name</u>
Azalea	various species
Cotoneaster	various species
Chinese Holly	Llex cornuta
English Yew	Taxus baccata
Euonymus	various species
Japanese Holly	Llex crenata
Japanese Yew	Taxus cuspidata
Rhododendron	various species
Viburnum	various species
Winged Euonymus	various species

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ATTACHMENT C (H)

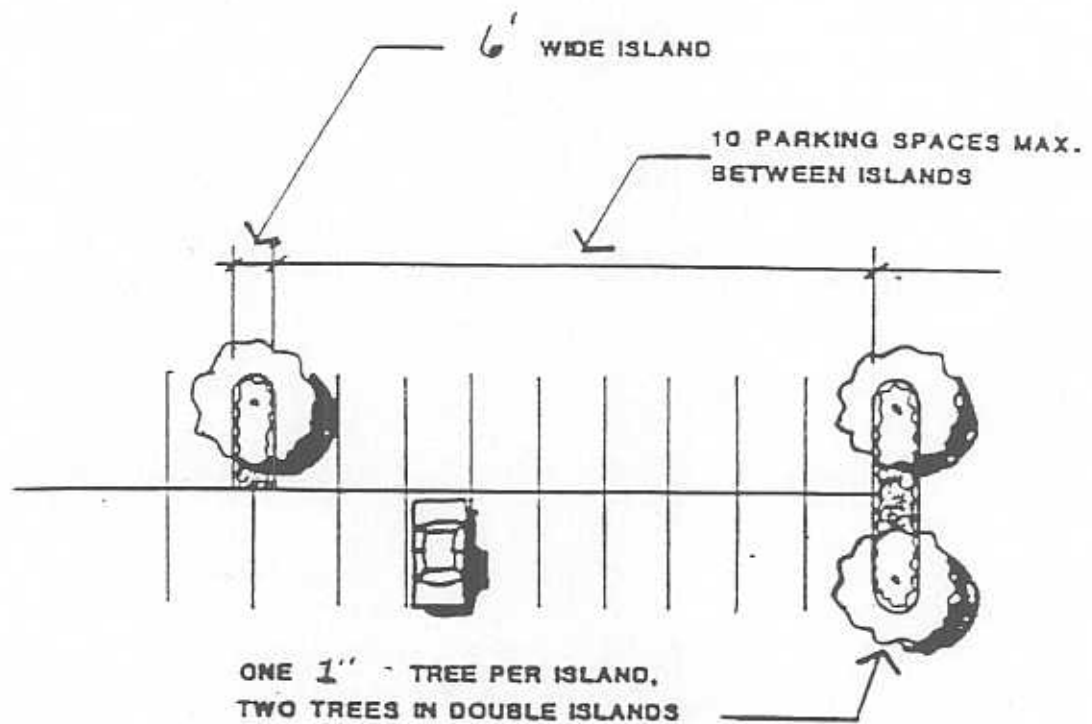


==== EASEMENT

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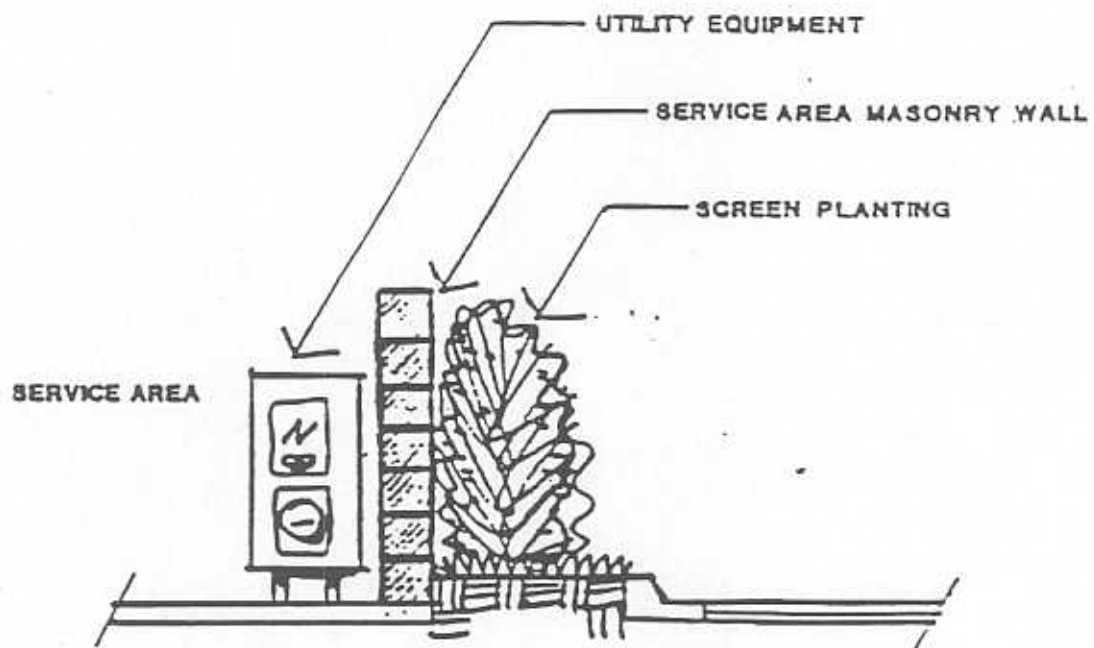
LANDSCAPE AREAS DEFINED

FIGURE 'J'



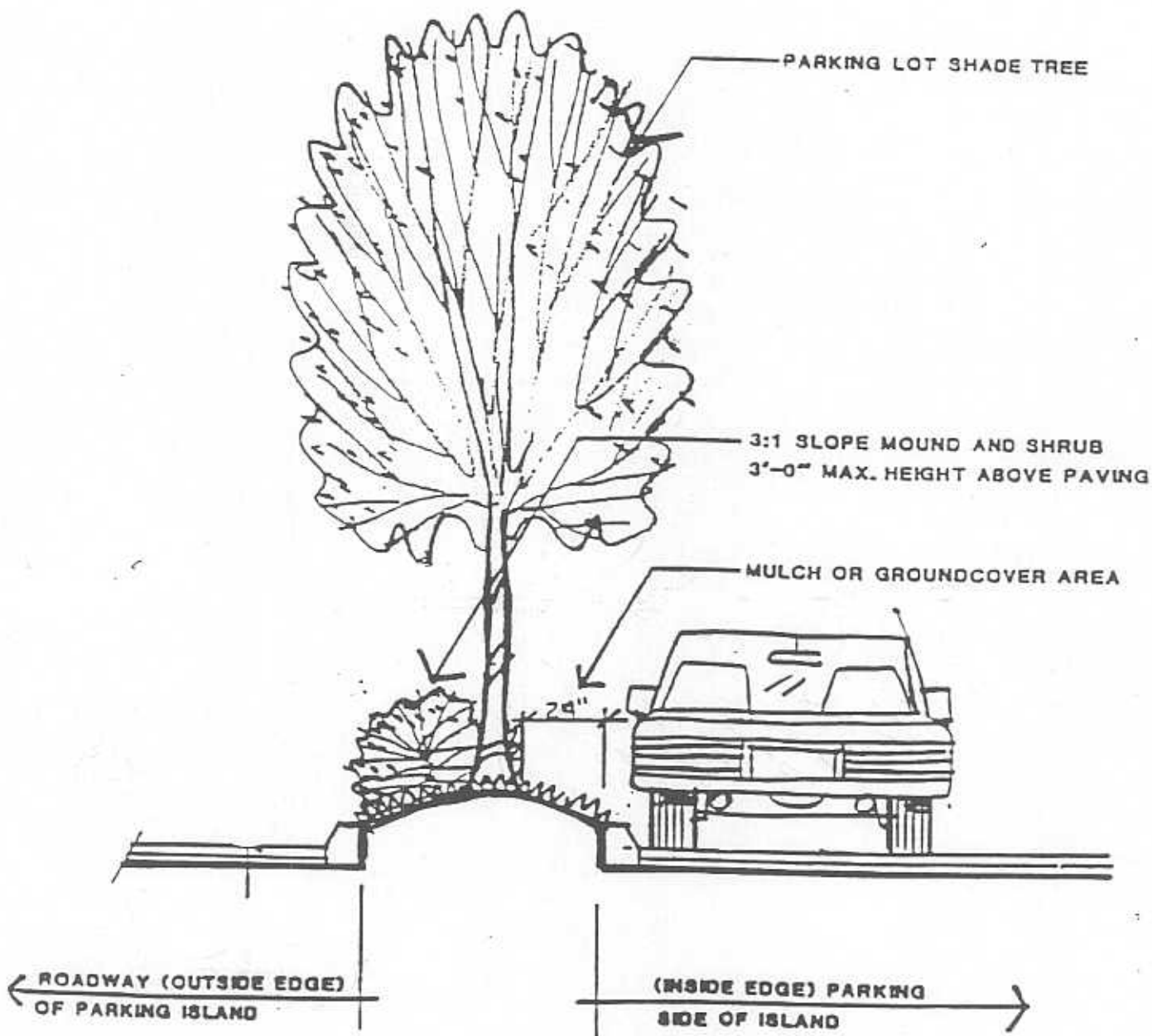
PARKING AREA LANDSCAPE

FIGURE 'K'



SERVICE AREA SCREENING

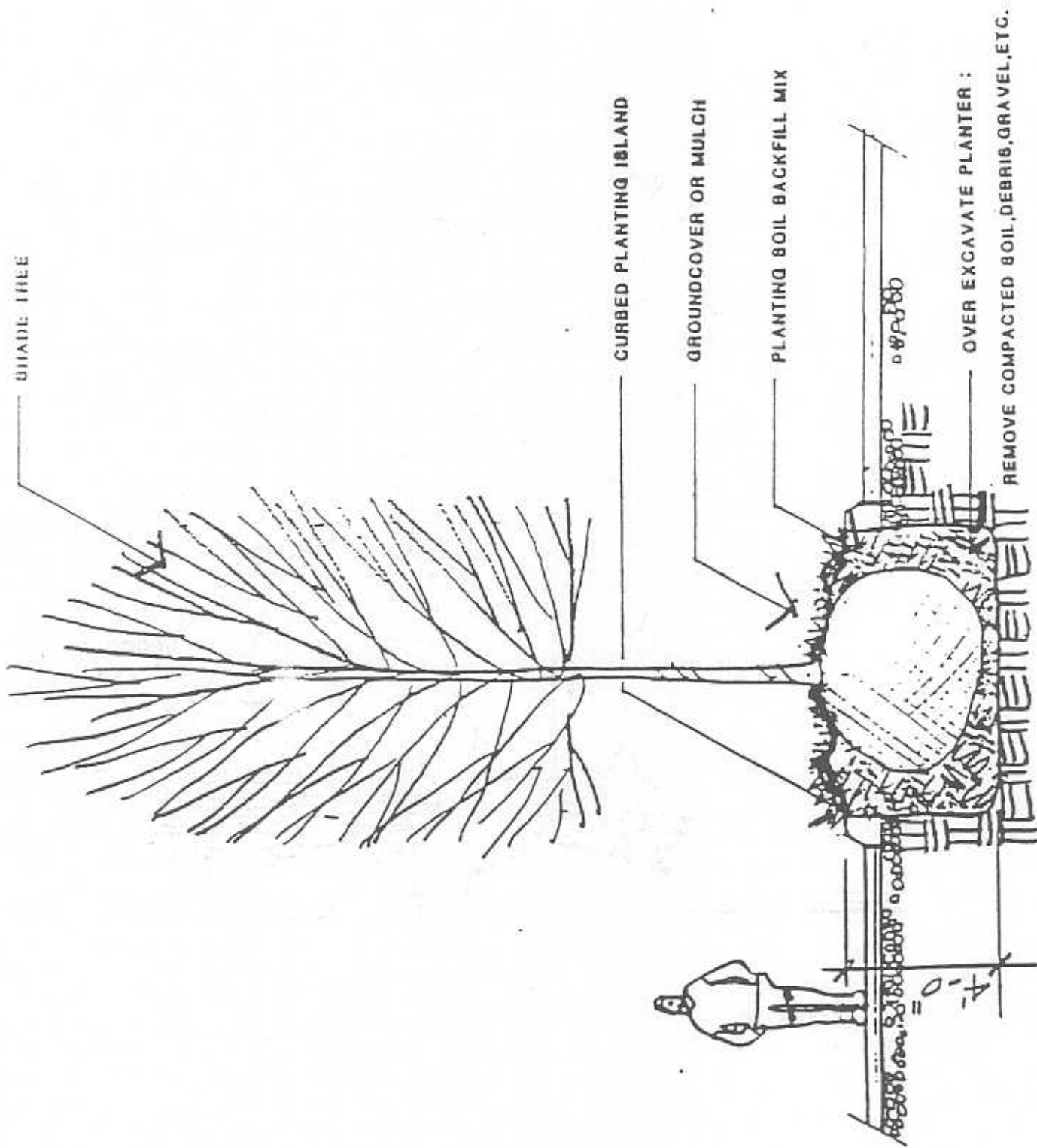
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PARKING ISLAND SECTION

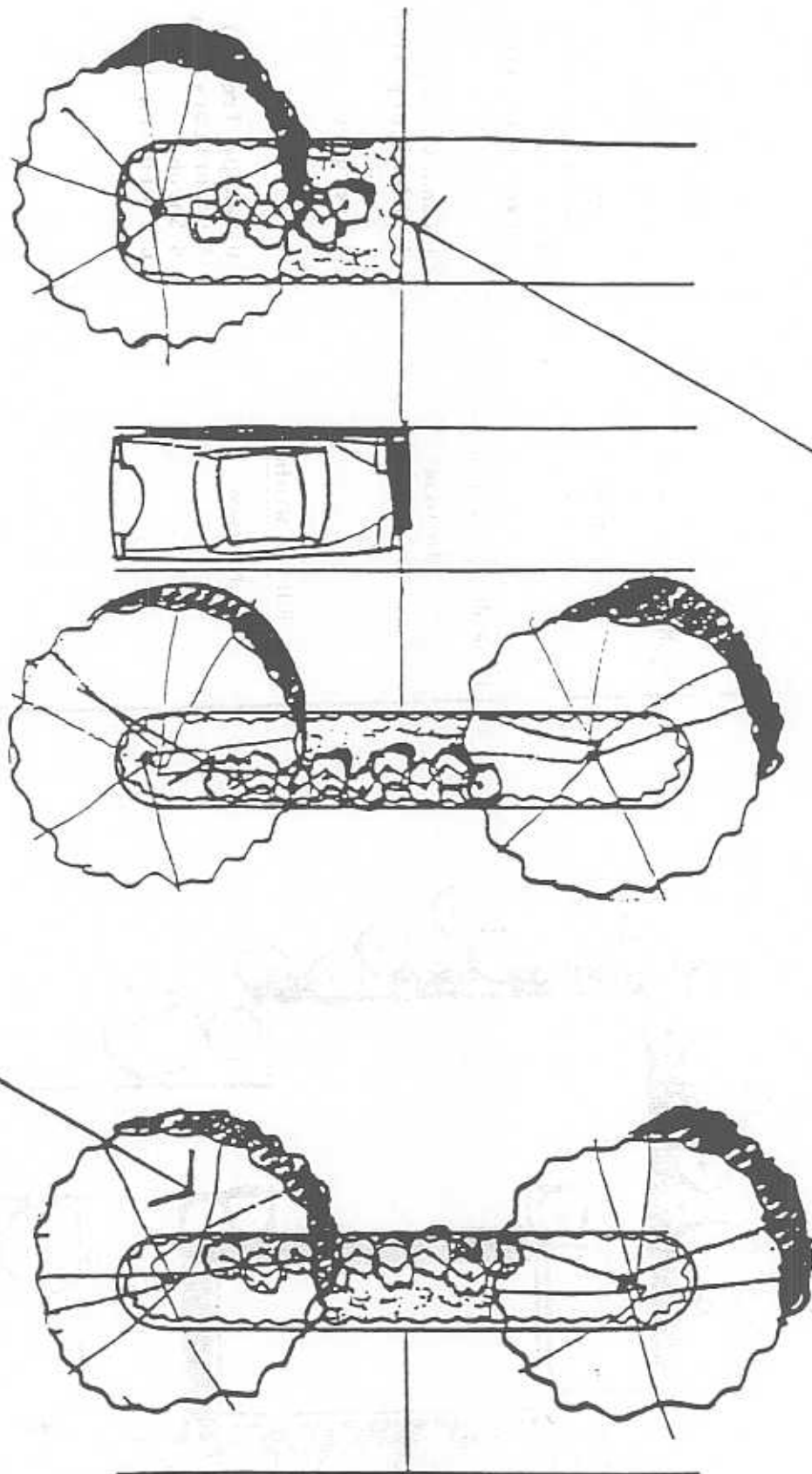
FIGURE 'M'

ATTACHMENT D (4)



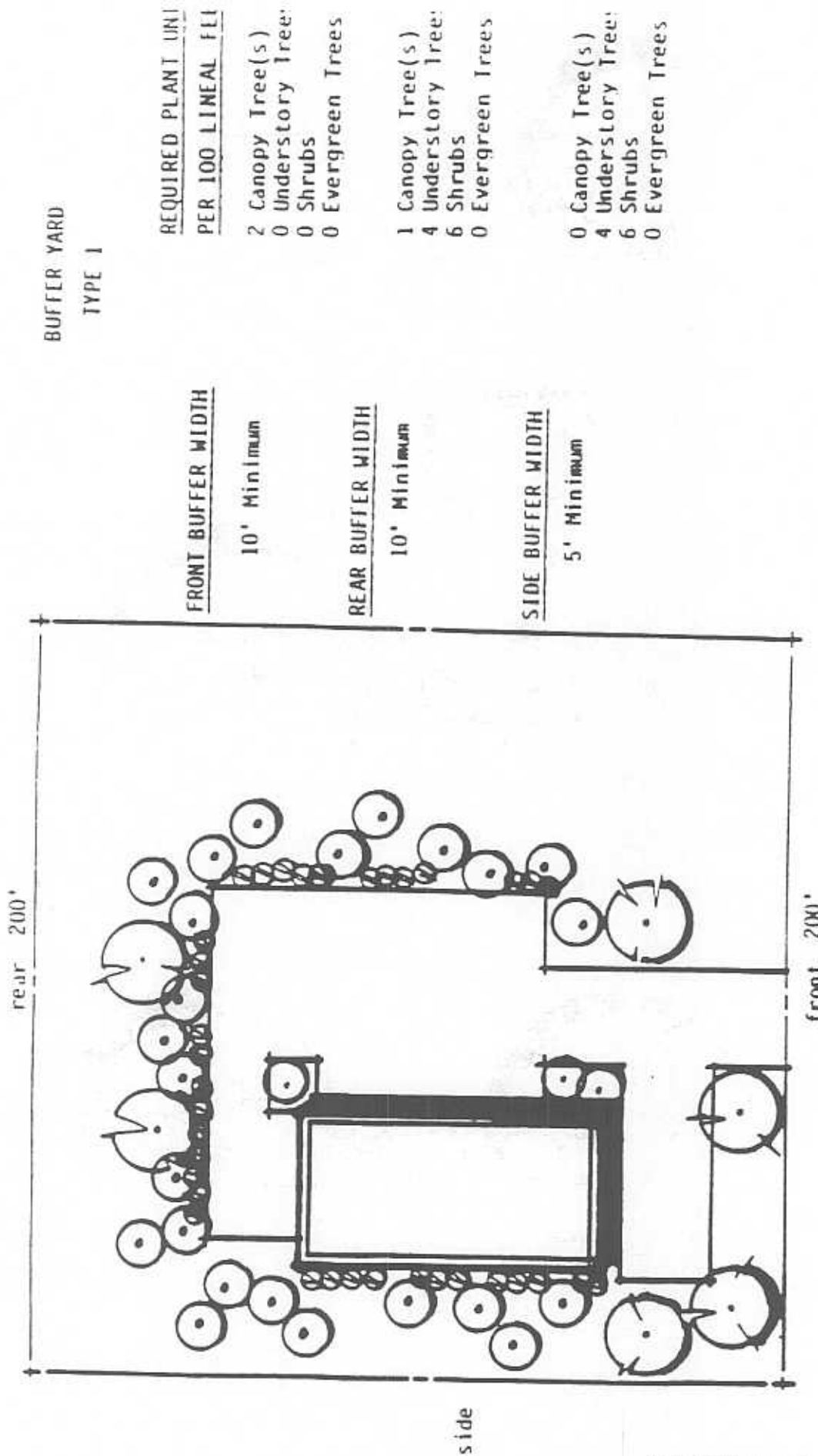
PARKING ISLAND PLANTER

TWO TREES PER DOUBLE ISLAND



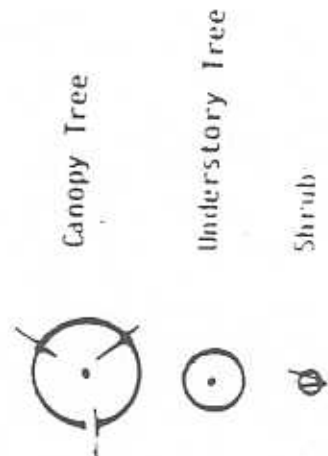
ONE TREE PER SINGLE ISLAND

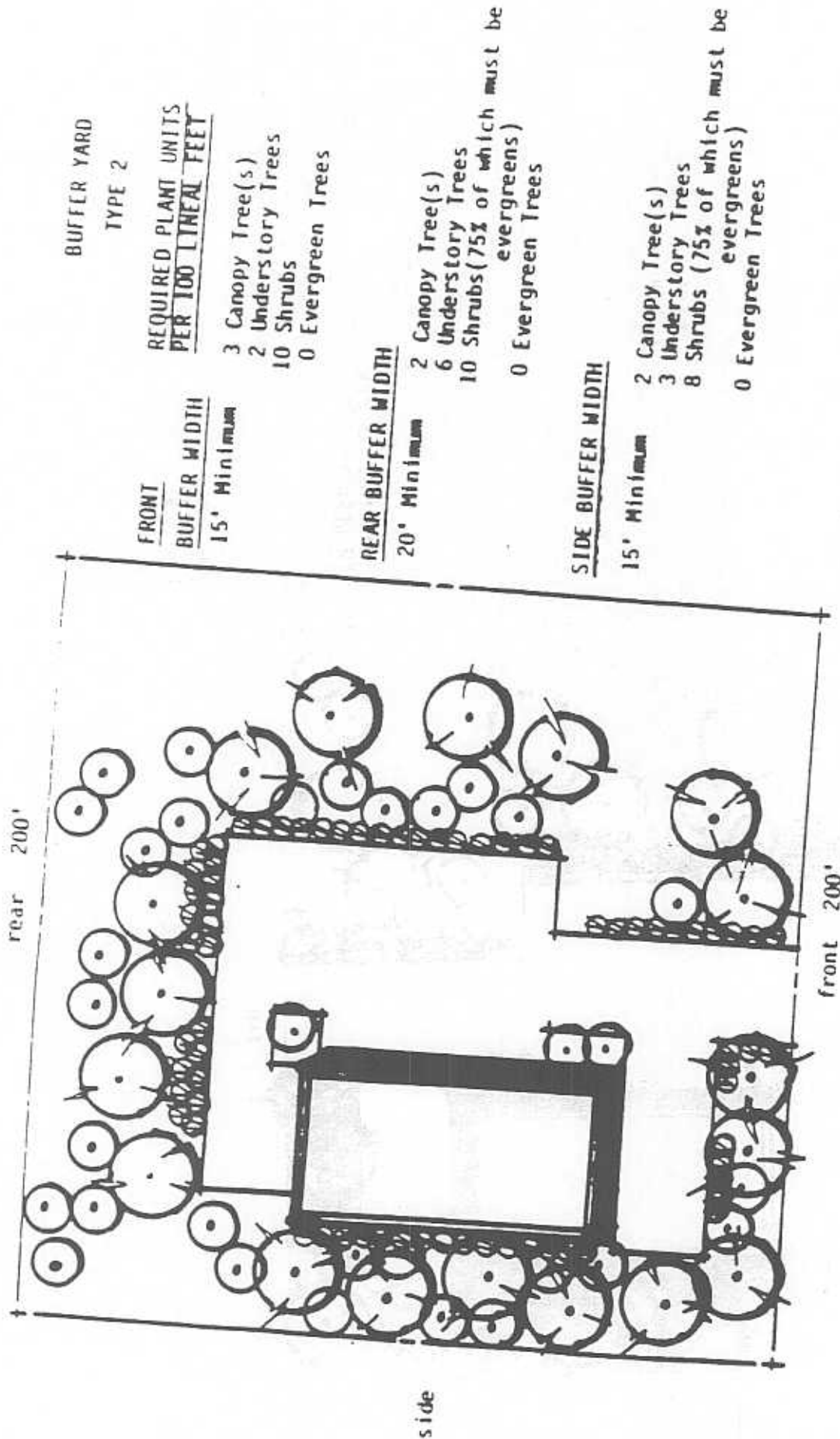
SUNSHINE AREA



BUFFER YARD TYPE 1

REQUIRED PLANT UNITS PER 100 LINEAL FEET	
2 Canopy Tree(s)	
0 Understory Tree(s)	
0 Shrubs	
0 Evergreen Trees	
1 Canopy Tree(s)	
4 Understory Tree(s)	
6 Shrubs	
0 Evergreen Trees	
0 Canopy Tree(s)	
4 Understory Tree(s)	
6 Shrubs	
0 Evergreen Trees	





BUFFER YARD TYPE 2

**REQUIRED PLANT UNITS
PER 100 LINEAL FEET**

- 3 Canopy Tree(s)
- 2 Understory Trees
- 10 Shrubs
- 0 Evergreen Trees

**FRONT
BUFFER WIDTH
15' Minimum**

**REAR BUFFER WIDTH
20' Minimum**

- 2 Canopy Tree(s)
- 6 Understory Trees
- 10 Shrubs (75% of which must be evergreens)
- 0 Evergreen Trees

**SIDE BUFFER WIDTH
15' Minimum**

- 2 Canopy Tree(s)
- 3 Understory Trees
- 8 Shrubs (75% of which must be evergreens)
- 0 Evergreen Trees



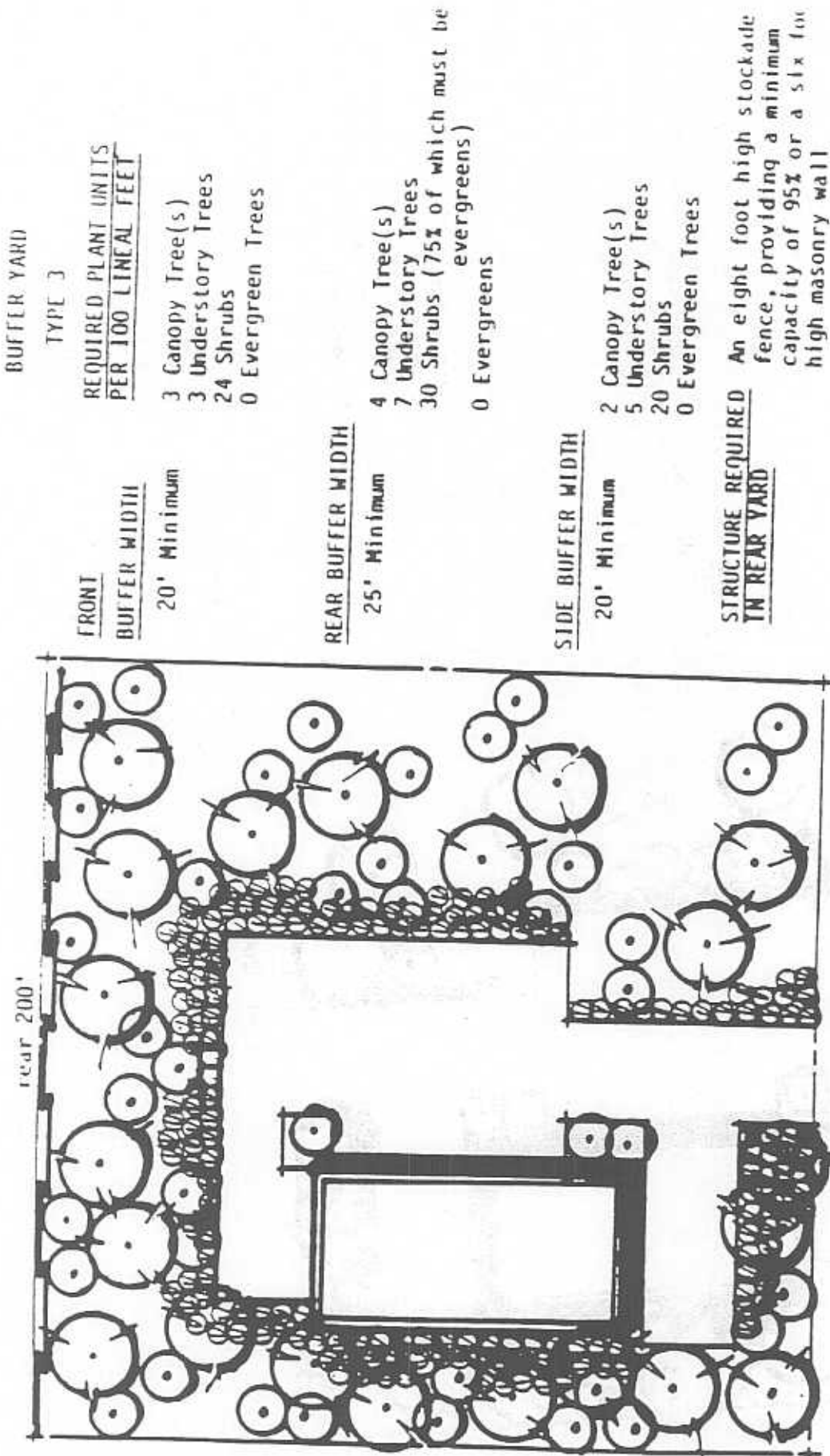
Canopy Tree



Understory Tree



Shrub



BUFFER YARD

TYPE 3

REQUIRED PLANT UNITS
PER 100 LINEAL FEET

3 Canopy Tree(s)
3 Understory Trees
24 Shrubs
0 Evergreen Trees

REAR BUFFER WIDTH

25' Minimum

4 Canopy Tree(s)
7 Understory Trees
30 Shrubs (75% of which must be
evergreens)
0 Evergreens

SIDE BUFFER WIDTH

20' Minimum

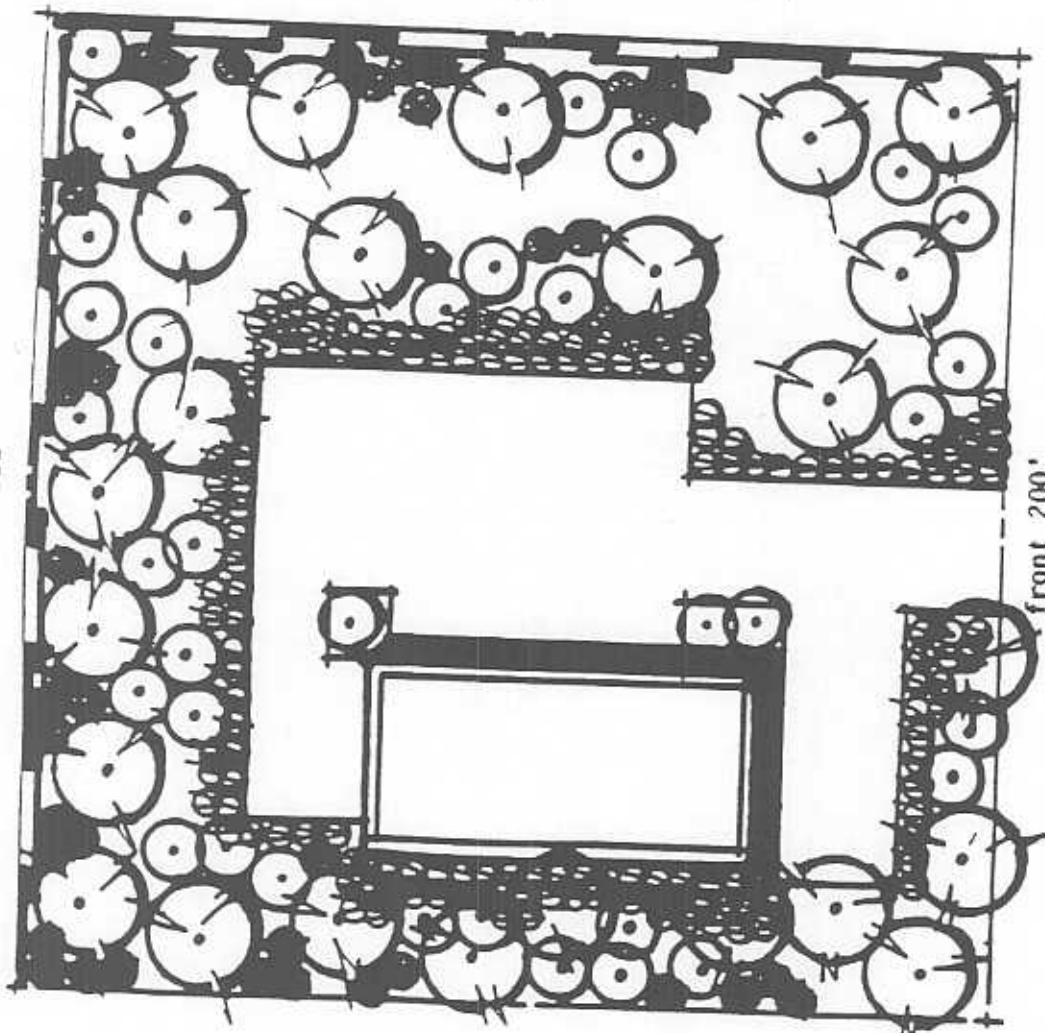
2 Canopy Tree(s)
5 Understory Trees
20 Shrubs
0 Evergreen Trees

STRUCTURE REQUIRED
IN REAR YARD

An eight foot high stockade
fence, providing a minimum
capacity of 95% or a six foot
high masonry wall



rear 200'



side

BUFFER YARD

TYPE 4

REQUIRED PLANT UNITS PER 100 LINEAL FEET

- 4 Canopy Tree(s)
- 3 Understory Trees
- 20 Shrubs
- 0 Evergreen Trees

REAR

BUFFER WIDTH 30' Minimum

- 4 Canopy Trees(s)
- 7 Understory Trees
- 15 Shrubs
- 10 Evergreen Trees

SIDE BUFFER WIDTH

- 20' Minimum
- 2 Canopy Tree(s)
- 3 Understory Trees
- 25 Shrubs
- 6 Evergreen Trees

STRUCTURE REQUIRED IN REAR AND SIDE YARD

A six foot high masonry wall (poured concrete, cement block, brick, etc. providing a minimum capacity of 95% or a stockade fence.



Canopy Tree



Understory Tree



Shrub



Evergreen

ZOAM 91-01

Amendment to Allow Educational Institutions
in the PD-OP and PD-IP Districts

Sections 711.3.1 & 722.3.2, & Article 10, Definitions

Adopted February 19, 1991

Article 7, PD-Office Park:

711.3.1 Permissible Principal Uses and Structures

add: Educational Institution

Article 7, PD-Industrial Park:

722.3.2 Permissible Permitted Uses and Structures

add: Educational Institution

Article 10, Definitions:

add: Educational Institution

Any college, university, secondary or higher education facility with no on-campus housing facility which meets applicable state requirements to award degrees and primarily teaches usable skills that prepare students for employment in a profession or trade.

ZOAM 91-03

Amendment to Revise Section 607.2.6
Locational and Site Development Criteria for Hospitals
(text changes in italics and bold)

Locational Criteria

1. All hospitals shall be located in one of the following areas:
 - * *Urban Growth and Rural Fringe Areas, as designated by the County's adopted comprehensive plans.*
 - * Areas designated for institutional uses by an Area Plan.
2. Hospitals shall meet the following frontage requirements:

All hospitals shall have frontage on a State or town (publicly) maintained, hard surfaced road which is capable of adequately accommodating the traffic generated by such uses.
3. Hospitals (structures) shall be set back a minimum of 250 feet from County designated Agricultural-Forestal Districts. Additional setbacks may be required based on the consideration of the following criteria:
 - a. Proximity to agricultural and forestal operations;
 - b. Nature and extent of agricultural and forestal operations; and
 - c. Potential conflicts between hospitals and agricultural uses due to dangerous, noxious, or offensive impacts from agricultural and forestal uses, including, but not limited to, noise, odor, dust, chemical application, runoff, and traffic.

Site Development Criteria

1. Major hospitals shall be served by a central wastewater treatment facility.
2. Principal structures shall be set back a minimum of 100 feet from property lines which adjoin agricultural or residential land uses and districts. *In any case, the required yard(s) must meet minimum district standards.*
3. Accessory structures and parking shall be set back a minimum of 50 feet from side and rear property lines which adjoin agricultural and/or residential districts, provided that the minimum setback may be reduced to 25 feet if adequate screening and buffering are provided. *In any case, the required yard(s) for accessory structures and parking must meet minimum district standards.*

4. Parking requirements:

- * 1 space per 2 beds for in-patient services.
- * 1.5 spaces per 250 square feet for out-patient services.
- * *1.5 spaces per worker on the main shift*
- * *1 space for each doctor on the staff*

5. Minimum Area: *as per district regulations for the minimum lot size.*

Adopted August 6, 1991

November 18, 1992

ZOAM 1992-0006/Amendment to Zoning Ordinance/
Requirements for Public Hearing for Zoning Map
Amendments and Special Exceptions

1207 POSTING OF PROPERTY

Additional notice of public hearings involving zoning map amendments initiated pursuant to Section 1202.1 above, shall be provided by the applicant by means of signs posted on the property proposed for rezoning, in the manner prescribed in this Article and by means of written notice to the owner or owners or their agent, or the occupants of all abutting property or properties immediately across the street or road from the property affected. Said written notice shall be given at least five days before the hearing. If any portion of the property which is the subject of the zoning map amendment is within a planned development district then, in addition, written notice of a public hearing shall be given to such incorporated property owners' associations existing within the planned development district that has members owning property within two thousand feet of the subject property. Notice shall be sent by registered or certified mail to the last known address of the registered agent, as listed by the State Corporation Commission, of such incorporated property owners' association. Said written notice shall be given at least five days before the hearing.

The applicant shall certify in writing, at least five days prior to the public hearing, that notice was given pursuant to this section before a public hearing may be held on the application and such certification shall set forth the persons and property owners' associations receiving said notice.

In the case of an application for a special exception, the applicant shall first submit its proposal to the Zoning Administrator on a form to be provided by the Zoning Administrator, including therewith all plans and information relating to the application required by the Board of Supervisors pursuant to Section 15.1-496 of the Code of Virginia, 1950. The proposal shall then be advertised ~~and notice given~~ pursuant to ~~the provisions of Section 15.1-431 of the Code of Virginia~~ 1207 of this Ordinance prior to public hearing by the Planning Commission and/or Board of Supervisors, or directly to the Board of Supervisors pursuant to the provisions and requirements of this Ordinance.